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August 14, 2006

Mr. Craig Hunt  
North Coast Region Water Quality Control Board  
5550 Skyland Boulevard, Suite A  
Santa Rosa, CA 95403

Dear Craig:

Attached is the Public Participation Plan for the Former Fort Bragg Mill site located at 90 W. Redwood Avenue in Fort Bragg, California. This PPP is being submitted pursuant to the Regional Water Quality Control Board (RWQCB) California Water Code Section 13267(b) Order requirements.

Sincerely,

A handwritten signature in black ink that reads 'Melodie S. Ruse'.

Melodie Ruse  
Senior Communications Manager

cc: Catherine Kuhlman, RWQCB  
Linda Ruffing, City of Fort Bragg  
Denise Tsuji, DTSC  
Ryan Miya, DTSC  
Barbara Cook, DTSC  
Linda Janssen, DTSC  
Carol Stephens, Georgia-Pacific  
Michael Davis, Georgia-Pacific  
Julie Raming, Georgia-Pacific

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## **1. INTRODUCTION**

This public participation plan (PPP) has been prepared by Georgia-Pacific for the company's Fort Bragg sawmill located at 90 W. Redwood Avenue, Fort Bragg, California ("mill site"). The purpose of this PPP is to document public involvement goals and objectives for site investigation and proposed remedial activities at the mill site. The PPP is based on Regional Water Quality Control Board (RWQCB) document *Public Participation Plans, Regional Board Preparation and Implementation Guidelines, 2000*.

The goal of the PPP is to document issues and concerns that the community surrounding the mill site may have, and to provide a mechanism to allow for dialogue between the public and private and/or government officials regarding proposed investigative and remedial actions for the site. In addition, the PPP is created to establish procedures for accurate and timely release of information to potentially affected and concerned citizens, elected officials, public interest groups, and local and federal regulatory agencies. The program also intends to facilitate communication between local and federal agencies, and the community.

The investigation and proposed remedial activities at the site are being performed voluntarily by Georgia-Pacific. The site is currently being investigated under the Spills, Leaks, Investigations, and Cleanups (SLIC) program of the RWQCB and the California Water Code.

The North Coast Regional Water Quality Control Board (NCRWQCB) has been the lead agency within the California Environmental Protection Agency (CAL/EPA9) charged with the oversight of the site investigation. However, NCRWQCB has recently said that new information, combined with data gathered over the past three years, suggests issues related to human health exposure need to be addressed at this site. The oversight Agency Selection Guidelines of the *Memorandum of Agreement on Oversight of Investigation and Cleanup Activities at Brownfield Sites* states that the Department of Toxic Substances Control (DTSC) should be the oversight agency if the primary concern is the risk posed to human health. Although this site is not considered a Brownfield area, and the water quality issues remain, the NCRWQCB considers that the human health issues would be best addressed by the DTSC. Accordingly, the NCRWQCB has requested that the DTSC assume the role of lead oversight agency for the Georgia-Pacific mill site in Fort Bragg. The NCRWQCB will continue to participate in the review of materials to ensure protection of water quality and will provide input to the DTSC as the site investigation and cleanup continues.

## **2. COMMUNITY BACKGROUND**

### **2.1 Current Site Description**

The site is located along the coastline in the City of Fort Bragg, Mendocino County, California. Located on approximately 415+/- acres west of Highway One, the site is bounded to the south by Noyo Bay, to the west and northwest by open Pacific Ocean coastline, and to the northeast and east by the City of Fort Bragg. The site was divided into ten parcels during

previous investigations based on historical operations and land use. The parcels are designated as follows:

Parcel Number	Name
1	North Coast Zone
2	Resaw Plant
3	Industrial Parcel
4	Power Plant Parcel
5	Sawmill #1
6	Planer Parcel
7	Sawmill #2
8	Log Storage Parcel
9	Nursery Parcel
10	South Coastal Zone

A site map with parcel boundaries is presented in Figure 1. Each parcel was further divided into identified areas of interest based on site reconnaissance activities during the Phase I Environmental Site Assessment (ESA). Investigations of each area of interest were conducted based on past operations and land use.

## 2.2 Site History

The saw mill at Fort Bragg began operations in 1885. G-P acquired the site in 1973 and officially ceased operations in November 2002. During plant operation, logs were received by truck, unloaded, and stored in log-storage areas. Logs were then removed from inventory, debarked, and milled. Milled lumber was shipped green, kiln dried, or air-dried on site. Finished lumber was transported by rail or flatbed trailers. Bark and wood refuse were transported to the power plant by truck, conveyor, or pneumatic system where they were burned to generate steam for electricity.

Early site operations were conducted in the two saw mills, planer buildings, a fence plant, a power plant, lumber storage areas, and various maintenance facilities. Based on a review of historical Sanborn maps, early site operations were conducted mainly in Parcels 4 and 5.

The site expanded to its current size over the course of 117 years. In Figure 1, the site map shows the locations of parcels, major buildings, ponds, and other features. Figure 2 shows the mill site in relation to the City itself. In the [Phase I Environmental Site Assessment](#) report, Georgia-Pacific consultant TRC summarized site contents and operations as follows: Parcels 1 and 8 were primarily used for finished lumber and raw log storage. Parcel 4 contains the Powerhouse, which was used for electricity generation. Parcels 9 and 10 were largely unused for sawmill operations until recently when the Tree Nursery was constructed in Parcel 9. Mill

operations occurred in Parcels 6 and 7, which contain Sawmill #2 and the Planer Building. Parcel 5 contains equipment fueling and maintenance facilities, as well as Sawmill #1, which ceased operation in 1998 and was demolished in 1999 and 2000. Parcel 2 contains a wood-prefabrication plant used for railroad flatcars and fence posts. Parcel 3 contains a sheet metal shop, planer building, kilns, sorter building, and Former Mobile Equipment Shop.

## **2.3 Planned Site Activities**

### **2.3.1 Past Site Activities**

Past mill site activities, which can all be found at the [NCRWQCB](#) Web site, include the following:

#### **Investigation (1992)**

In 1992, Groundwater Technology, Inc. (GTI) conducted an investigation at the two Bunker C fuel aboveground storage tanks located east of the Water Treatment Plant in Parcel 4.

#### **Investigation (1998)**

In 1998, TRC performed an investigation of Sawmill #1, the Lath Plant, Planers #1 and #50, and the Green Chain north of Sawmill #1.

#### **Phase I Environmental Site Assessment**

Upon the closure of the mill, a [Phase I Environmental Site Assessment](#) (ESA) was conducted by TRC from 2001 to 2004. The Phase I ESA report divided the site into ten parcels, generally based on building types and land usage, and identified approximately 40 areas of potential environmental areas of concern within the parcels.

#### **Phase II Environmental Site Assessment**

A [Phase II ESA](#) was performed by TRC from 2003 to 2004 that focused on the findings of the Phase I ESA. Laboratory tests were conducted for total petroleum hydrocarbons as gasoline (TPHg), diesel (TPHd), and motor oil (TPHo), California Title 22 list of 17 metals, volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), PCBs, pesticides, and herbicides.

#### **Additional Site Assessment and Quarterly Ground Water Monitoring (2004)**

An additional site assessment was proposed by TRC on June 23, 2004 in response to written comments from RWQCB – North Coast Region on the Phase I and Phase II ESAs. The RWQCB approved the work plan for the additional site assessment in a letter dated July 15, 2004. The investigation included potholes and soil borings with soil sampling.

### Work Plan for Foundation Removal, Additional Investigation, and Remedial Measures (2005)

The objective of the activities outlined in this Work Plan by AME is to accomplish the following: removal of foundations, additional investigation, and if necessary interim remedial measures (IRMs) in areas outlined in the Work Plan.

### Addendum #1 to Work Plan for Foundation Removal, Additional Investigation, and Remedial Measures (2005)

The RWQCB requested submittal of a Work-Plan addendum to identify chemicals of potential concern (COPCs), soil screening levels, and the proposed approach for soil sampling beneath removed building foundations.

### Work Plan for Additional Site Assessment (2005)

Site Assessment work detailed by AME discussing objectives, data needs, investigation approach, Scope of Work, and schedule of site assessment activities.

### Botanical Field Survey (2005)

Botanical consultant Teresa Sholars conducted a field survey to determine whether any endangered or rare plant species could be found onsite.

### Late Season Botanical Survey (2005)

Sholars conducted an additional botanical survey later in the year.

### Addendum #2 to Work Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures (2005)

Addendum #2 was submitted to supplement a July 18, 2005 response to review comments made in a July 1, 2005 letter from the NCRWQCB regarding the Work Plan and Addendum dated May 6, 2005 (Addendum #1).

### Conceptual Glass Beach Mitigation and Monitoring Plan (2005)

Locations of sensitive plant species in or near areas where debris removal activities are planned, as well as measures to protect and/or revegetate plant species that might be affected by the removal activities, are discussed.

### Conceptual Revegetation Plan (2005)

Circuit Rider Productions conducted a study detailing revegetation of rare and endangered species as determined during the botanical surveys. This plan would be used if any debris removal activities negatively effect or remove plant species from the area as a result of site mitigation.

### Stormwater Pollution Prevention Plan (2005)

Developed by Acton Mickelson Environmental (AME), a Stormwater Pollution Prevention Plan describes procedures to be followed during implementation of foundation removal, additional investigation, and IRM activities (Figure XX).

### Avian Assessment (2006)

WRA Environmental Consultants reported on biological resources present and the affect of the proposed work on these resources. This assessment also addresses the avian species that may utilize areas where site assessment work may be conducted.

#### Excavation and Stockpile Quantification Estimate and Site Plan (2006)

AME provided a discussion regarding excavation of foundations to be removed per the Coastal Development Permit (CDP), metal removal, soil excavation and treatment, and best management practices.

#### Geotechnical Evaluation (2006)

Blackburn Consulting, Inc (BCI) conducted a geotechnical evaluation in conjunction with AME. This evaluation was to assess the general bearing support and bluff stability during the implementation for the workplan for foundation removal, additional investigation, and IRM activities.

#### Rocky Intertidal Environmentally Sensitive Habitat Engineering and Biological Assessment (2006)

An AME Certified Engineering Geologist and a WRA Wildlife Biologist assessed potential impacts related to stormwater runoff, sedimentation, erosion landsliding, and other mass movements of fill/topsoil and marine terrace deposits. This was to evaluate any potential negatives to the adjoining rocky intertidal areas.

#### Hazardous Materials Assessment Logistics Alternatives Analysis (2006)

A hydrological assessment and an evaluation of Work Plan methodology regarding the likelihood of COPC runoff migration from foundation removal and site assessment activities is discussed.

#### Clarification and Modification to Work Plan for Foundation Removal (2006)

This letter by AME sets forth clarification and modification to the Work Plan regarding pre-foundation removal perimeter sampling, interim capping, and bluff debris removal.

#### Dioxin Sampling and Analysis Report (2006)

A summary of fly ash handling and disposal based on a review of currently available documents, the soil and ground water sampling technical approach, and soil boring logs and analytical results through May 2006 are presented in this report.

#### Data Transmittal Report (2006)

This report summarizes all data except that which was submitted in the Dioxin Sampling and Analysis Report from the Implementation of the Workplan for Additional Site Assessment (2005).

### 2.3.2 Extent of Chemicals of Potential Concern in the Area

Based on results from the investigations at the site to date, identified COPCs include but are not limited to the following:

- TPHd and TPHo in soil and ground water samples, primarily in Parcels 3 through 6.

- Naphthalene in soil and ground water samples, primarily in Parcels 3 through 6.
- Pentachlorophenol in a limited amount of soil samples, primarily in Parcels 3 through 6.
- Polychlorinated biphenyls in a limited amount of soil samples, primarily in Parcels 3 through 6.
- Dioxin in soil, sediment, fly ash, and ground water samples from locations related to the handling and management of fly ash resulting from boiler operations in the Powerhouse in Parcel 4. These locations include, but are not limited to a soil and a ground water sample in Parcel 3, sediment samples underlying the North Pond, South Pond, and Ponds 6 through 8 in Parcel 4, sediment samples underlying Ponds 5 and 8 in Parcel 5, and fly ash stockpile samples and sediment samples underlying Ponds 1 through 4 in Parcel 7

### 2.3.3 Current Site Activities

Current site activities include the following:

- Quarterly groundwater monitoring.
- Foundation removal, additional investigation, and if warranted, interim remedial measures in portions of Parcels 3 through 5.

### 2.3.4 Future Site Activities

Future site activities include the following:

- Quarterly groundwater monitoring.
- Foundation removal, additional investigation, and if warranted, interim remedial measures in portions of Parcels 3 through 5.
- Review of existing COPC data and completion of additional site assessment.
- Debris removal in the coastal bluff zone.
- Completion of a human health and ecological risk assessment.
- Completion of a remedial investigation/feasibility study.
- Completion of a remedial action plan.
- Implementation of selected remedial actions.

## **2.4 Land Use**

### 2.4.1 Current Land Use

Georgia-Pacific operations at the mill site ceased in November 2002. Since that time, most site equipment was removed and building and structure demolition commenced under a previously approved Coastal Development Permit (CDP). The following is a list of site operations since the shutdown of main operations:

- Holmes Lumber Company and Rossi's Building Material: Lease approximately 5 acres in Parcel 1 for the air-drying of green rough lumber. In addition, Holmes leases sheds in Parcel 2 for storage of finished lumber.



- Pacific Marine Farms: Leased sheds in Parcel 2 for approximately 3 years (lease rescinded in approximately 2003) to attempt establishing an abalone farm.
- Diesel Generator: A 207 hp generator in Parcel 3 just north of the old construction shop used to supply electricity to Sheds 4 and 5 and construction trailer office.
- California Western Railroad: Stores old railroad ties and timbers used for trestle repairs in northeast corner of Parcel 3 near former Mobile Equipment Shop.
- Lowe's Reload: Leases Sheds 4 and 5 in Parcel 3 to store lumber for shipping to Lowe's retail stores. Lumber is bar-coded and covered with plastic bags prior to shipping. Lowe's also uses a dip tank in Shed 5 to treat lumber with anti-stain and anti fungus agents including Mycostat-P, Ferrobrite-D, and anti-foam product.
- MCM Construction: Leases 5 acres in east end of Parcel 8 to store materials used in the construction of the Noyo Bridge.

Also, there are ongoing soil and groundwater investigation activities performed under the supervision of the NCRWQCB.

To the west of the mill site is the Pacific Ocean. Adjacent to the mill site are a few residences to the north of the site along the fence line near Sheds 4 and 5, the Glass Beach access road to the Northwest, and various businesses along the Eastern edge of the facility. The majority of the town is across Main Street./Highway 1 bordering the eastern edge of the mill. Most major public facilities such as hospitals, churches, and schools lie within ½ mile of the site. The Noyo River borders the property on the Southern end. Within the southernmost confines of the property to the South is a small branch of the Pomo Native American community. In addition, there is a small sailor's cemetery.

Public access to the site is prohibited. Security gates are located along the eastern fenced edge of the mill site. Current site activities take place primarily in the northern half of the property, with a small amount of truck traffic along the main road from the Southeast entrance.

#### 2.4.2 Future Land Use

Georgia-Pacific is working closely with the City of Fort Bragg to develop a site-specific plan that will help guide reuse of the site, and aid in entitlement. [Report I: Land Use Principles and Concepts](#) contains a brief overview of the City's G-P Mill Site Reuse Study that identifies the community-based planning principles for the mill site, the open space framework, and the conceptual land use options for future development. These concepts have evolved through community dialogue and participation in community meetings, stakeholder interviews, focus groups and a community-wide survey conducted during the first phase of the City's planning for reuse of the mill site. One of the objectives of the City of Fort Bragg is to create a recreation area with open space. Major components of the open space framework include a Glass Beach Buffer, Coastal Trail Corridor, and Mill Pond/Wetland Restoration. Both residential and commercial development is anticipated for portions of the site.

## **2.5 Demographic Survey**

Two demographic and market analyses have been completed on the site to date, one by the Sedway Group at the behest of Georgia-Pacific, and the latest by City consultant Economic and Planning Systems. [Report II: Demographic and Market Analysis](#) provides an in-depth look at demographic, employment and real estate market trends and conditions in the City of Fort Bragg. This information provides an economic development strategy for the City and provides a realistic, market-based context for potential re-use alternatives at the mill site.

## **3. COMMUNITY INTERVIEWS**

### **3.1 Historical Community Involvement**

To date, Georgia-Pacific has held four community meetings, in addition to two bus tours of the mill site. Periodically, newspaper Q&A's and information regarding the company's donation of property for a public coastal trail have also been conveyed. Figures 3-6 provide some of this information. In addition, the company has participated in community activities by allowing such events as Paul Bunyan Days and July 4<sup>th</sup> Fireworks to be held on the south end of the mill site.

### **3.2 Summary of Interview Findings**

Interviews with Fort Bragg citizens were held on two separate occasions. The first interviews were conducted by Georgia-Pacific's Sedway Group in June 2003, but the most recent were conducted by Marie Jones Consulting for the City of Fort Bragg. The results of the surveys and focus group interviews done by Marie Jones can be found in [Report V: Community Survey and Focus Group Results](#). A summary from this report, states the following:

In early 2004, 1,326 Fort Bragg, Mendocino Coast and County residents and some visitors participated in a community survey to gauge community reuse preferences for the Georgia-Pacific Mill Site as part of the City of Fort Bragg's planning process. This report summarizes opinions expressed by survey participants.

The survey was designed to quantify community support and opposition to a wide variety of potential uses of the G-P Mill Site. The survey was distributed via local newspapers (the Fort Bragg Advocate and the Mendocino Beacon), the City's utility bill, and at a wide variety of community venues throughout Fort Bragg and the Mendocino Coast. The survey was also distributed in Spanish to Fort Bragg's Hispanic population.

#### **3.2.1 Concerns about the Site**

Interviewees were questioned about specific concerns relevant to historical and proposed used of the site. The specific concerns involved the suspected historical and potential present release of contaminants into the soil, groundwater and surface water bodies, including PCBs, hydrocarbons, and dioxins/furans. There is also concern for impact to local flora and fauna.

### 3.2.2 Communication with Local and Government Officials

Georgia-Pacific has maintained an on-going communication with the City Manager and City Council, as well as representatives of all involved regulatory agencies regarding site assessment activities and progress. Correspondence with both the [City](#) and the [NCRWQCB](#) can be found on their Web sites.

### 3.2.3 Level of Community Concern

Please refer to [Report V: Community Survey and Focus Group Results](#), Marie Jones Consulting Community Surveys and Focus Groups.

### 3.2.4 Preferences for Information Dissemination

Information has been disseminated to the public in a variety of manners. Mailing lists were compiled by the City and AME. In addition, two community surveys and several interviews and focus groups have been held. The first was done by Georgia-Pacific consultants, The Sedway Group. The most recent was conducted by City consultant Marie Jones Consulting.

[Report V: Community Survey and Focus Group Results](#) quantifies community support and opposition for a wide variety of potential uses on the Georgia-Pacific mill site from Marie Jones. The local newspapers, The Fort Bragg Advocate and Mendocino Beacon, were used in addition to surveys mailed in City utility bills and at locations around Fort Bragg and the Mendocino area to distribute surveys. Also, the newspapers were used to advertise community meetings, bus tours, provide Q&A's, etc.

In addition, the City set up an area of its Web site for public access to documents relating to mill site activities, and the City Council meets publicly on a regular basis and posts agendas on their Web site. The [NCRWQCB](#) also posts all documents relative to site assessment activities, correspondence regarding the mill site, etc., on its Web site. Finally, Georgia-Pacific holds periodic community meetings to keep the community up-to- date on activities at the site.

## **4. PUBLIC PARTICIPATION PLAN ACTIVITIES**

Goals and objectives of the Public Participation Plan are to keep the citizens of Fort Bragg and surrounding areas apprised of activities at the mill site, findings, and future activities.

### **4.1 Fact Sheets**

Fact sheets have not been developed for the site to date, but will be in the future with oversight from DTSC. Community meetings have been held to update the public on assessment activities and findings on the site. The latest was held on August 7, 2006.

## 4.2 Public Repository

During the investigation and cleanup process, members of the public are able to read information and reports about remediation of the site on Web sites for the City of Fort Bragg, the NCRWQCB, and at the Fort Bragg library.

## 4.3 Public Meetings

Four community meetings have been held to date:

#1 – 8/2/03

#2 – 11/13/03

#3 – 3/28/05

[#4 – 8/7/06](#)

Bus tours for the public were held in conjunction with meeting 2, and when the coastal trail was announced in October 2005. At the same time, a short video about the mill site was produced by GP and shown prior to the tour.

## 4.4 Key Public Involvement Contacts

Linda Ruffing	City of Fort Bragg	city manager
Catherine Kuhlman	NWRWQCB	executive officer
Craig Hunt	NWRWQCB	Northern Cleanups Unit
Tuck Vath	NWRWQCB	Northern Cleanups Unit
Cody Walker	NWRWQCB	Northern Cleanups Unit
Carol Stephens	Georgia-Pacific Corp.	senior director – real estate
Julie Raming	Georgia-Pacific Corp.	environmental project manager
Stewart Holm	Georgia-Pacific Corp.	principle scientist
Melodie Ruse	Georgia-Pacific Corp.	senior communications manager
Paul Johnson	Georgia-Pacific Corp.	mill site supervisor
Doug Heitmeyer	Georgia-Pacific Corp.	mill site environmental coordinator
Michael Acton	AME	site assessment activities
Bridgette DeShields	BBL	construction/demo project manager
Kay Johnson	Tetra Tech	risk-based screening development

## 5. SUBMITTAL SCHEDULE

All public participation activities to date are listed in section 4.3. In addition, locations where important documents and pertinent information to the public can be found are listed in section 4.2.

## 6. REFERENCES

<http://city.fortbragg.com/pages/viewpage.lasso?pagename=4/GPMillMain>  
<http://www.swrcb.ca.gov/rwqcb1/geninfo/gp/gp.html>

## **7. MISCELLANEOUS INFORMATION:**

Figure 1 - Site Map

Figure 2 - Area Map

Figure 3 – Newspaper Community Meeting Invitation

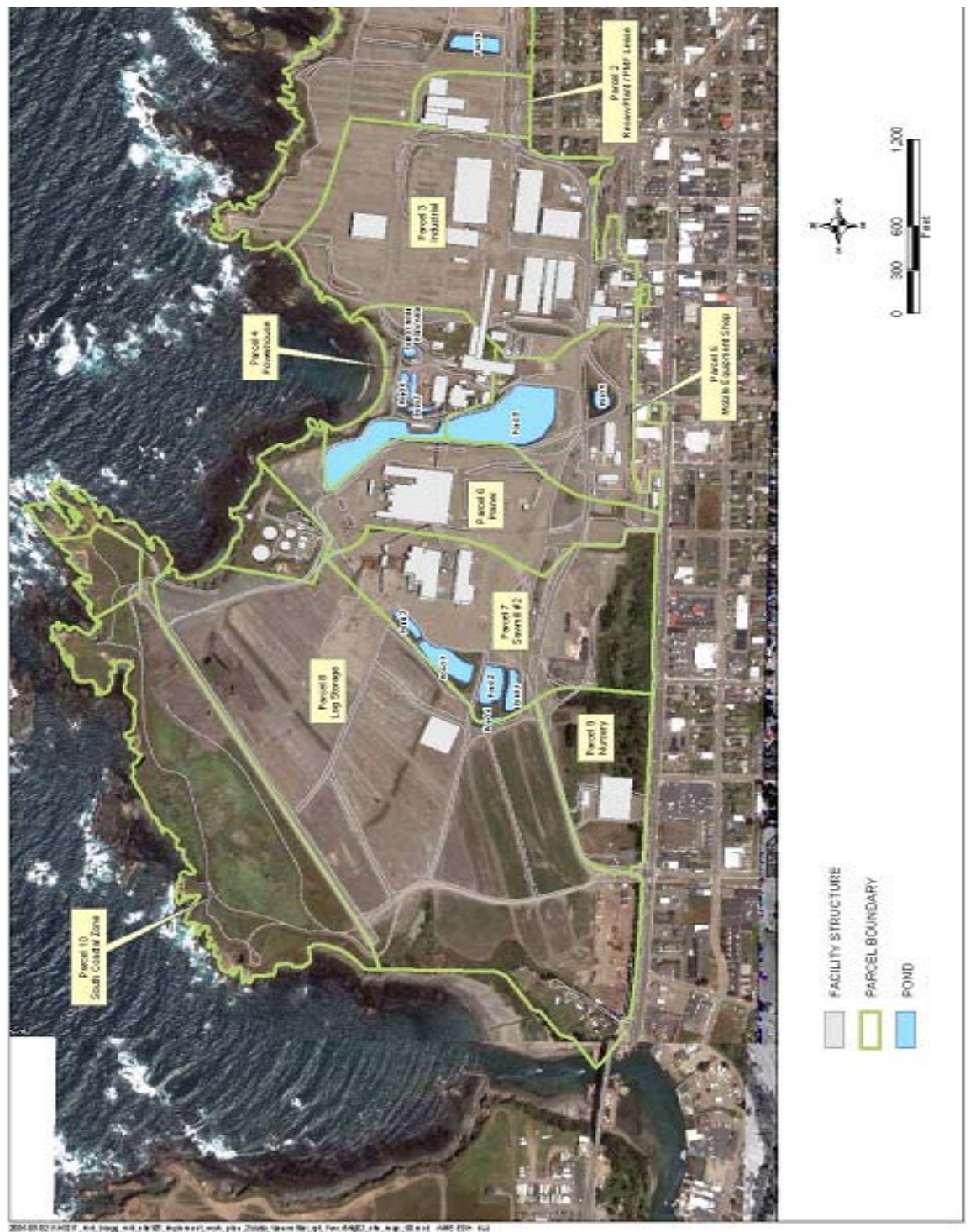
Figure 4 – Newspaper Q&A

Figure 5 – Coastal Conservancy Board Tour

Figure 6 – Coastal Trail Press Release



Figure 1 - Site Map



### Figure 2 - Area Map



**Figure 3 - Newspaper Community Meeting Invitation**

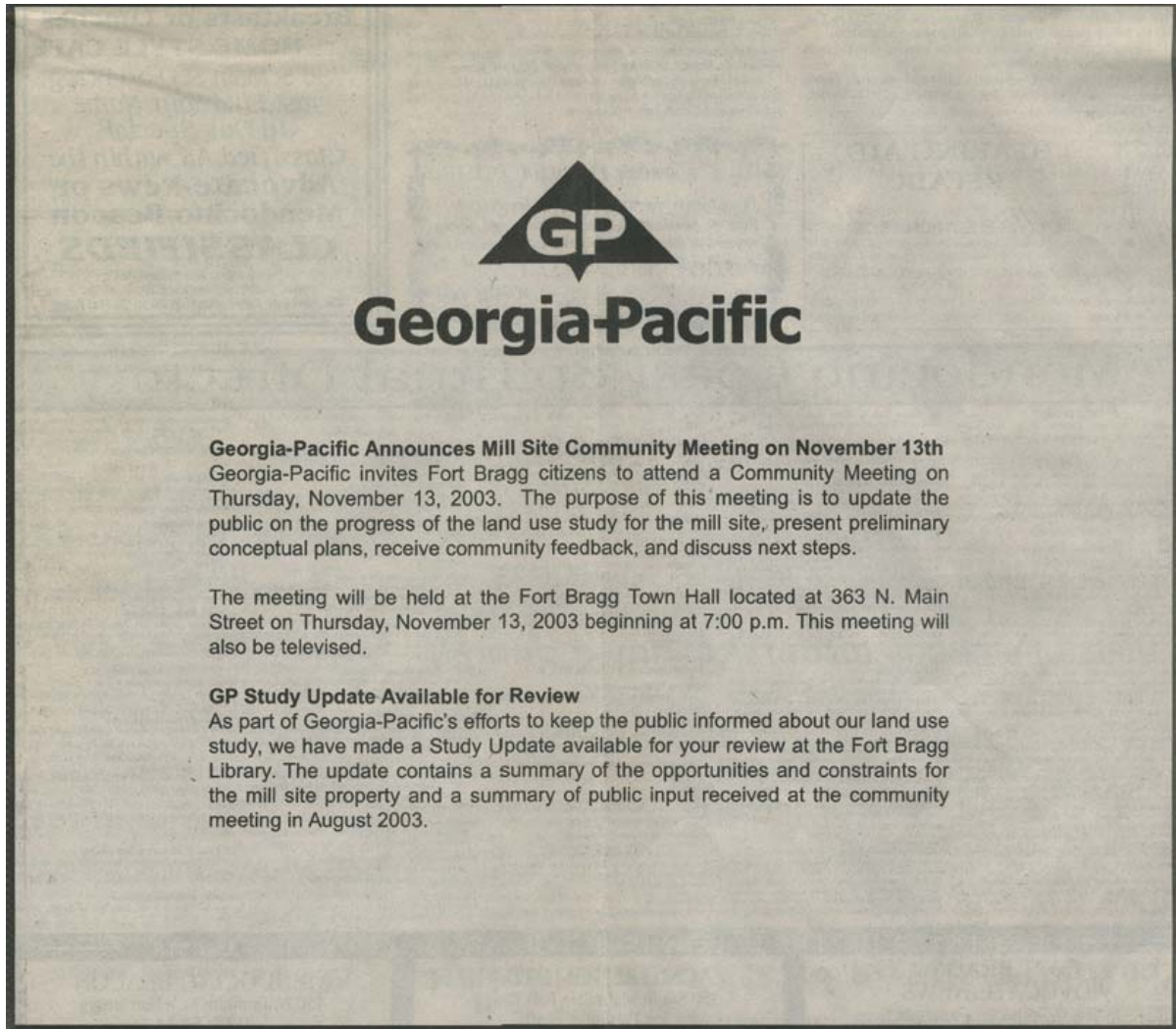





Figure 4 – Newspaper Q&A



## Georgia-Pacific

### Georgia-Pacific Provides Answers to Community Questions

*There are understandably many questions in the Fort Bragg community about the GP mill site. We understand that interest, and we'd like to take this opportunity to respond to some frequently asked questions about what GP is doing.*

**Is GP conducting a land use study about future uses of the mill site?**

Yes, GP is working with the Sedway Group, an experienced multi-disciplinary team with expertise in land use and environmental planning, engineering, economic, and other disciplines. They will provide information on site opportunities and constraints, City and other regulatory requirements, environmental factors, local and regional economic parameters, and input gathered from the community. Based on this information, Sedway will prepare some preliminary concepts for appropriate land uses.

**Will GP be working with the City of Fort Bragg on the Study?**

Yes, we will coordinate closely with the City throughout the study process, and they may also conduct their own independent analysis.

**Will there be opportunities for community input in the GP land use study?**

Yes, GP is interested in what the community is thinking and appreciates the interest shown to date. In the upcoming months, we plan the following community involvement:

- Meetings with city staff; community leaders; business, residential, and environmental interests; and organized groups. (ongoing in 2003)
- A tour of the property for the public, followed by a Town Hall community meeting to discuss site opportunities, constraints and to gather input on possible uses for the site. This will be advertised in the paper in advance and televised on Channel 3. (Summer, 2003)
- Periodic updates on what is happening with the study and the site through fact sheets or articles in the Fort Bragg Advocate-News. (as needed)
- A second community meeting to present preliminary land use concepts and receive public input. (to be announced, 2003)

**How long will the process take?**

The goal is to develop a course of action that will result in recommendations for the highest and best use for the GP property consistent with City and Coastal Commission policies. The land use study is one step in that direction, assessing the property's value at a number of different stages in the development process is another. GP does not know when the property will be sold, but we are evaluating everything from completing the environmental clean up and selling the property "as is," to taking the property through the entitlement process (securing all plan and environmental approvals), which could take several years.

**What has been going on at the mill site since closure?**

GP, as part of its mill decommissioning process, retained TRC Environmental, Inc., to perform a Phase I Environmental Assessment which was completed in February 2003. Its purpose was to identify the presence or absence of any recognized environmental conditions (RECs) or areas of interest. RECs were identified by performing a site survey; interviews; a review of on-site, EPA and state regulatory files; and researching historical information such as mill site plans, Sanborn Fire Maps and aerial photos. The assessment indicated potential areas of interest - around transformers, oil storage and supply lines, hydraulic units and metal and mobile equipment shops - which were consistent with what you would expect to find at a 100+ year old mill site.

A Phase II assessment is now being performed to confirm or negate the presence and extent of any contamination identified as a potential REC. It should be completed in the next few months. At that time, GP will review the findings with the Regional Water Quality Control Board (RWQCB) to determine if any additional assessment or remediation will be required. GP will then perform the additional assessment and/or remediation with RWQCB oversight. The RWQCB will probably have this information in the fall and can be contacted about the status of the progress at that time.

CUPA (Certified Unified Program Agency, a division of CAL EPA), supported by the Mendocino Health Department, requires GP to maintain a current chemical inventory and any disposition as required in our "Hazardous Materials Business Plan." An annual report is required to indicate where the material is stored on site. However, due to the decommissioning of the mill and reduction in the inventory of chemicals, GP is voluntarily providing a bi-monthly report to the local CUPA. An update is provided to the Fort Bragg Fire Department as well. In addition, CUPA continues to conduct periodic compliance inspections at the mill.

**Will GP be taking down any buildings as part of your property cleanup?**

In January 2003, GP submitted a Coastal Development Permit application to begin the dismantling process. Since we are uncertain at this time which buildings might be reused, our current plan is to dismantle only a few buildings that are either structurally unsound or contain large pieces of equipment that cannot be removed without dismantling the building covering it. The vast majority of buildings will be left intact on the site at this time. Additionally, we've had an archeological study done, and we're talking to Native Americans and an architectural historian about issues related to the site. We've also asked the Sedway Group Team to evaluate any potential for economically viable building reuse.

**Figure 5 – Coastal Conservancy Board Tour**



**COASTAL CONSERVANCY BOARD TOUR**

**May 19, 2005**

**GUIDELINES**

- ☞ Please follow the lead car. There will be only two stops on the tour: one at the South parkland and one at Soldier Bay.
- ☞ At the designated stops, we will exit the cars to hear about how these areas fit into the open space scheme.
- ☞ When the tour is completed, we will exit by Glass Beach where you may park to complete the remainder of the Coastal Conservancy tour.
- ☞ **These guidelines are for your protection. This is still a working site and, as such, can be unsafe. Please remain with the group at all times.**

## Figure 6 – Coastal Trail Press Release



**For Immediate Release  
May 18, 2005**

**Contacts:**  
**Dick Wayman, Coastal Conservancy (510) 286-4182**  
**Linda Ruffing, City of Fort Bragg (707) 961-2823**  
**Melodie Ruse, Georgia-Pacific (404) 652-4747**

### **THREE MILES OF COASTLINE AT FORT BRAGG MILL SITE ONE STEP CLOSER TO PUBLIC ACCESS**

More than three miles of coastline in Fort Bragg, former site of the Georgia-Pacific sawmill, is one step closer to being open to the public thanks to Georgia-Pacific's donation of a trail corridor and the State Coastal Conservancy's funding to buy part of the site.

The city of Fort Bragg will acquire the 100-foot wide trail corridor, allowing a new section of the California Coastal Trail to extend along the length of the site's blufftop. The city will also purchase 35 acres of the site for parkland, using \$4.2 million awarded today by the conservancy.

Georgia-Pacific's trail-site donation contains about 38 acres and all of the property's shoreline. It is valued at \$3.3 million.

"This is a tremendous opportunity to showcase the beauty of Fort Bragg's coastline and to revitalize the city's economy," said Senator Wesley Chesbro, the State Senate's appointee to the Coastal Conservancy. "People in the Fort Bragg area know how special this place is. They led the effort for its protection, and are actively involved in the design for its re-use."

"The Mill Site parkland acquisition will help the city of Fort Bragg regain its coastal waterfront," said Dave Turner, Mayor of Fort Bragg. "The parkland will provide public access to three miles of spectacular coastline that have been inaccessible for over a century. We expect the parkland to provide economic benefits to the city and to the entire coastal region."

(MORE)

The 413-acre sawmill property contains about one-third of the city's area and almost all of its coastal waterfront. After more than 100 years of operation, Georgia-Pacific closed the mill in November 2002 and has since been working closely with the city of Fort Bragg, the conservancy, regulatory agencies, and the local community on the property's re-use.

Community members' suggestions for what to do with the property were obtained through a broad public outreach effort that included three public meetings, extensive interviews, surveys and focus groups. Acting on these suggestions, Georgia-Pacific, the conservancy and the city worked together to ensure that prime portions of the property were made available for public use.

The property's Coastal Trail segment will link the state's Glass Beach property on the north to the city's Pomo Bluffs Park on the south. Both of these properties were acquired with funding from the conservancy and strong support from the community.

Portions of the area to be acquired by the city must undergo environmental remediation before the land is made available for public use. Cleanup may start as soon as this summer, and is not expected to significantly delay the city's acquisition of most of the area targeted for public ownership.

Almost all of the conservancy's funding for the purchase is available through Proposition 40, the resources bond act passed by the state's voters in 2002.

Headquartered at Atlanta, Georgia-Pacific is one of the world's leading manufacturers and marketers of tissue, packaging, paper, building products and related chemicals. For more information, visit [www.gp.com](http://www.gp.com).

The Coastal Conservancy is a state agency that works with the people of California to protect and improve the coast and San Francisco Bay. The conservancy has helped open more than 100 miles of coast and bay shores to the public and helped preserve more than 150,000 acres of wetlands, wildlife habitat, parks, and farmland.

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